

**Legal Notice of Public Hearing
Town of Barrington Planning Board
TOWN HALL MEETING ROOM
4 Signature Dr., Barrington, NH 03825
January 25, 2024, at 6:30 pm
Second Public Hearing**

(In the case of inclement weather, the hearing will be held January 26, 2024, at 6:30 p.m.)

Pursuant to NH RSA 674:16; 675:3 and 675:7 notice is hereby given of a public hearing to be held by the Town of Barrington Planning Board for the purpose of discussing proposed amendments to the Zoning Ordinance.

PROPOSED AMENDMENT #1: Amend definitions and table of uses to allow elderly assisted home care home facilities to house an unlimited number of residents in the Village, Town Center, Regional Commercial and Highway Commercial Overlay District, rather than restricting those facilities to 15 residents or the maximum density permitted by NHDES. Elderly assisted home care facilities will still be limited to 15 residents and have a maximum density limitation in the General Residential and Neighborhood Residential districts and will require a conditional use permit in all districts, including the Regional Commercial District.

PROPOSED AMENDMENT #9: Remove the definition of frontage from Article 18—Definitions. Removal of frontage from definitions and have the same definition for lot frontage.

PROPOSED AMENDMENT # X: Increase the frontage on backlots from 50 feet to 75 feet on an existing Class V or better road.

PROPOSED AMENDMENT # X: In the General Residential and Neighborhood Residential districts increase the minimum lot size for single-family dwelling from 80,000 sq. feet to 150,000 sq. feet, also changing the type of soil from Hydric A soils to poorly or very poorly drained soils.

PROPOSED AMENDMENT # X: In the General Residential and Neighborhood Residential districts for each one (1) bedroom dwelling unit the minimum lot size to increase from 40,000 sq. feet to 60,000 sq. feet also changing the type of soil from Hydric A soils to poorly or very poorly drained soils.

PROPOSED AMENDMENT # X: In Article 4 -Table 2, Table of Dimensional Standards (a), for the General Residential district increasing the Min. Lot Frontage (ft.) (b) from 200 to 300.

PROPOSED AMENDMENT # X: In Article 4 -Table 2, Table of Dimensional Standards (a), for the Neighborhood Residential district increasing the Min. Lot Frontage (ft.) (b) from 200 to 300.

PROPOSED AMENDMENT # X: In Article 4 -Table 2, Table of Dimensional Standards (a), for the General Residential district Min. Lot Size (sq.ft.) (b) from 80,000 (c) to 150,000 (c).

PROPOSED AMENDMENT # X: In Article 4 -Table 2, Table of Dimensional Standards (a), for the Neighborhood Residential district Min. Lot Size (sq.ft.) (b) from 80,000 (c) to 150,000 (c).

PROPOSED AMENDMENT # X: Yield plans in a Conservation Subdivision to have a study to confirm the financial and technical feasibility of a yield Plan.

PROPOSED AMENDMENT # X: In Conservation Subdivisions, the common open space may not be used for for individual or community water and sewerage systems required to service the proposed development.

PROPOSED AMENDMENT # X: For residential subdivisions, up to two (2) back lots may be allowed, notwithstanding the frontage requirements specified in the Table of dimensional Standards up to ten (10) lots or larger. Lots created after March 12, 2024, cannot be subdivided into backlots.

Copies of the full text are available to review in the Land Use Office and the Town Clerk Office located at 4 Signature Dr. in the Town of Barrington or online at <https://www.barrington.nh.gov/landuse> . The public is invited to attend and participate in the Public Hearing. Please contact the Land Use Office at (603) 664-0195 with questions.